

Best Western Golden Key

AUBURN, CA



OFFERING MEMORANDUM

KW COMMERCIAL
548 Gibson Drive
Roseville, CA 95678

PRESENTED BY:

DAN HAYWARD
Hotel Investment Specialist
O: 916.390.4240
C: 916.390.4240
danhayward@kw.com
CA #01349057

FOR SALE: BEST WESTERN GOLDEN KEY | PRIDE OF OWNERSHIP

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$9,000,000
PRICE PER KEY:	\$132,352
ROOM COUNT:	68
ADA ROOMS:	3
PARCEL SIZE	2 acres
SOLAR:	Yes

PROPERTY OVERVIEW

The Best Western Golden Key is a 68 unit, exterior corridor hotel located in the Sacramento Region. The property is situated on 2 acres and qualifies for an auto transfer within the Best Western franchise system. The seller is working on the transfer PIP completion.

The property consists of three different building on a 2 acre parcel. The property comes with a solar lease that will be paid off at the close of escrow.

Do not visit the property as the staff is not aware of the sale of the property. The broker will schedule a tour with you that is convenient for the General Manager.

PROPERTY HIGHLIGHTS

- Best Western Auto Transfer
- Pride of Ownership
- Operational Upside
- Minimal PIP - Estimate available
- Solar

Property Description



PROPERTY OVERVIEW

The Best Western Golden Key is a 68 unit, exterior corridor hotel located in the Sacramento Region. The property is situated on 2 acres and qualifies for an auto transfer within the Best Western franchise system. The seller is working on the transfer PIP.

LOCATION OVERVIEW

The Best Western Golden is a 68 room exterior corridor hotel strategically located off of Interstate 80 near restaurants, recreational spaces and other attractions.

The Best Western is 30 minutes from Sacramento and an hour from Truckee, CA. Additionally the property.



Property Details

SALE PRICE

\$9,000,000

LOCATION INFORMATION

Building Name	Best Western Golden Key
Street Address	13450 Lincoln Way
City, State, Zip	Auburn, CA 95603
County/Township	Placer

BUILDING INFORMATION

Building Size	25,316 SF
Price / SF	\$355.51
Load Factor	Yes
Free Standing	Yes

PROPERTY DETAILS

Property Type	Hospitality
Property Subtype	Limited Service
Franchisor	Best Western International
Waterfront	Excellent

PARKING & TRANSPORTATION

Parking Space	68
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UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Elevator	No
Solar	Yes

Additional Photos



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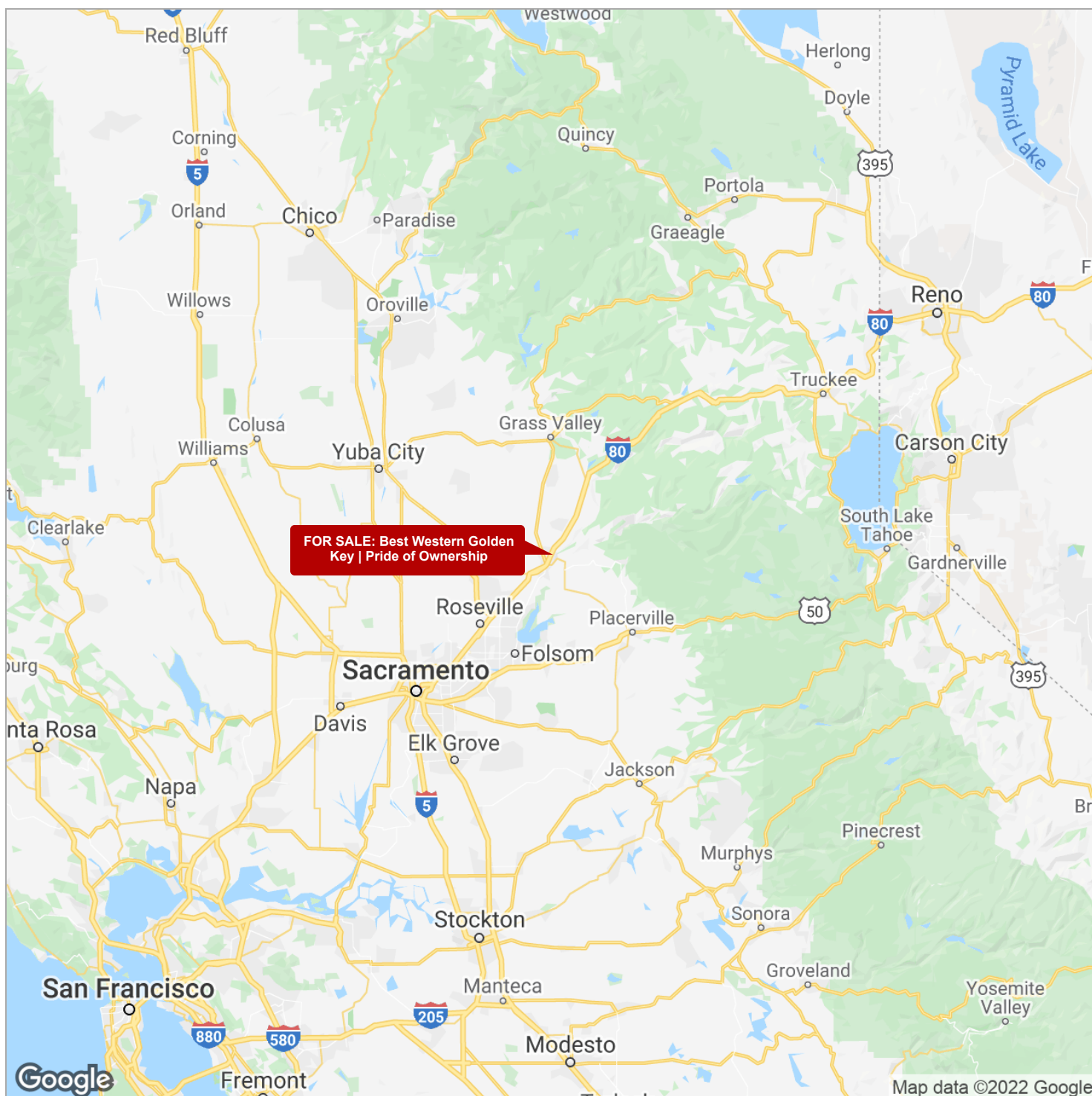
LOCATION INFORMATION

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REGIONAL MAP

LOCATION MAPS

Regional Map



Location Maps

